

SITE CALCULATIONS

Site area = 550m²
Landscape Open Space = 280m²
Impervious & Excluded Area = 270m²
Landscape Open Space =51%

OFF STREET PARKING SPACES PROVIDED

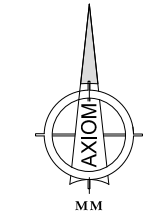
STORMWATER MANAGEMENT

PROPOSED FIRST FLOOR ADDITION IS WITHIN THE EXISTING FOOTPRINT. NO INCREASE IN STORMWATER RUN-OFF WILL BE CREATED. FIRST FLOOR ADDITION TO HAVE SPREADERS ONTO LOWER ROOFS AND FLOW INTO STREET GUTTER VIA EXISTING STORMWATER CONNECTION.

PROPOSED FIRST FLOOR ADDITION WITH DECK ABOVE EXISTING HOME

EXISTING HOME AND LANDSCAPED AREAS

= Proposed Alterations & Additions
= Existing / Impervious



SITE PLAN



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/0708

| WINDOW | SILL RL | HEAD RL | WIDTH | GLASS TYPE |
|--------|---------|---------|-------|------------|
| 1 | 158.88 | 158.87 | 1.1 | CLEAR |
| 2 | 158.88 | 158.87 | 1.1 | CLEAR |
| 3 | 158.88 | 158.87 | 0.76 | CLEAR |
| 4 | 160.03 | 161.03 | 1.24 | CLEAR |
| 5 | 160.91 | 161.46 | 1.75 | CLEAR |



| REVISION | DATE | DESCRIPTION |
|----------|------------|---------------------------------------|
| 01 | 24/11/2021 | EXTRA BUILDING STREET FRONTAGES ADDED |
| 02 | 24/11/2021 | ADJACENT BUILDING STREET FRONTAGES |

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3. THE POSITION OF EASEMENTS ARE SUBJECT TO A FINAL SURVEY.
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7. THE POSITION OF EASEMENTS ARE SUBJECT TO A FINAL SURVEY.
8. THE POSITION OF EASEMENTS ARE SUBJECT TO A FINAL SURVEY.

| LEGEND | DESCRIPTION |
|-----------------------------|-----------------------------|
| CONTOUR LINE | CONTOUR LINE |
| BOUNDARY SUBJECT | BOUNDARY SUBJECT |
| BOUNDARY ASSUMING | BOUNDARY ASSUMING |
| BUILDING EDGE | BUILDING EDGE |
| GUTTER / ROOF LINE / AWNING | GUTTER / ROOF LINE / AWNING |
| RETAINING WALL BOTTOM | RETAINING WALL BOTTOM |
| TOP OF BANK | TOP OF BANK |
| TOP OF ROAD | TOP OF ROAD |
| COMMUNICATIONS LINE | COMMUNICATIONS LINE |
| POWER POLE WITH LIGHT | POWER POLE WITH LIGHT |
| POWER POLE | POWER POLE |
| COMMUNICATIONS PT TWIN | COMMUNICATIONS PT TWIN |
| GATE | GATE |

AREA: 3
LOT: DP201718 550.1 m²
BY CALC: 550 m²

ORIGIN OF LEVELS:
SSM 14752 RL 153.397 (AHD)
FOUND AT THE INTERSECTION OF
HURDIS AVE AND IRIS ST

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DESIGNER HOME ADDITIONS
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EMAIL : sales@yourstyle.com.au
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A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name : **STUART & NERIDA DAVIES**
Client Address : **12 IRIS STREET, FRENCHS FOREST 2086**
Client No. : **DAV 0423 02 DA**

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Project Number: DAV 0423 02 DA Included Pages: 1 -

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Client's signature

Project Acceptance

We agree to these works in accordance with Your Style's Building Specification & Quote Document and this Design.

Signed..... Date: Thursday, 1 June 2023

Your Style Designer Home Additions

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Client's signature

Signed..... Date: Thursday, 1 June 2023

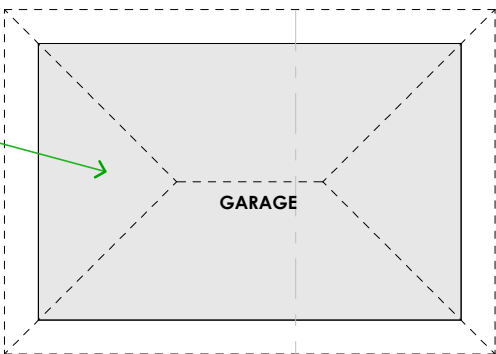
Client's signature

Drawing Title : **SITE PLAN**
Project Name : **First Floor Addition**
Architect: **Your Style Designer Home Additions**
Status : **DA STAGE** Scale : **1:200**
Plot Date : **Thursday, 1 June 2023**
File Location: **DAV 0423 02 DA.pln** Drawing No. : **3**

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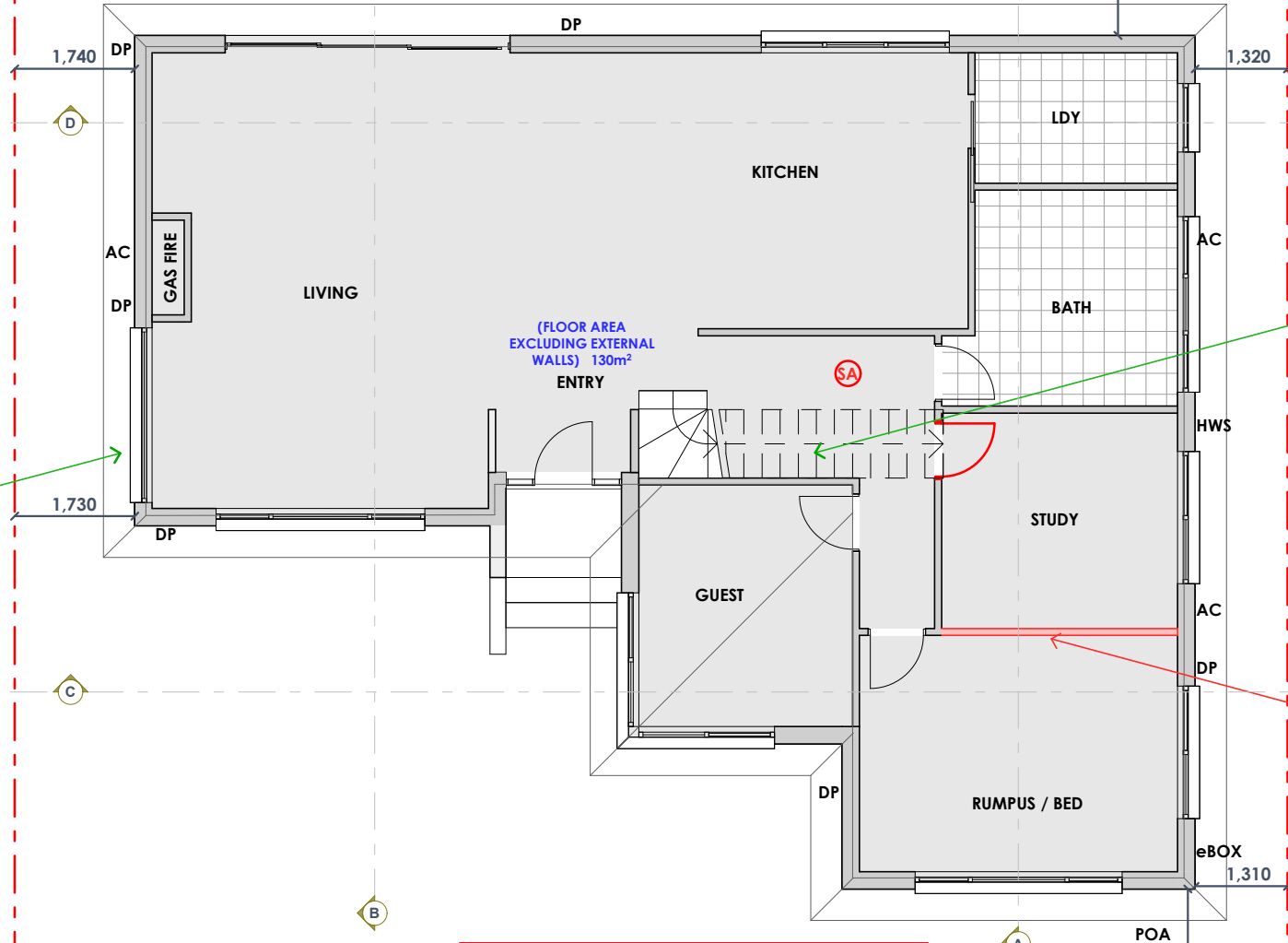
GROUND FLOOR PLAN

NEW FLAT LINEA CHARCOAL GREY CONCRETE ROOF
TILES TO GARAGE WITH NEW GUTTERS AND
DOWNPIPES



DECK & POOL LANDSCAPED AREA

NEW FLAT LINEA CHARCOAL GREY CONCRETE ROOF
TILES TO GROUND FLOOR HOUSE.



INSTALL NEW STAIR INTO SAME POSITION OF
EXISTING STAIR


TO OWNERS: DEAL DIRECT WITH ELECTRICIAN TO
HAVE A HARDWIRED AND INTERCONNECTED
SMOKE ALARM INSTALLED, POSITION TO BE
DETERMINED ONSITE BY ELECTRICIAN TO BE
COMPLAINT WITH PART 9.5.1 OF THE NCC

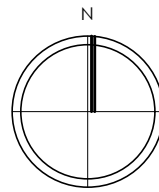
BUILD GYROCK WALL WITH DOOR AT LATER
STAGE IF REQUIRED

 northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/0708

-  = To Your Style (proposed alterations)
-  = Proposed Alterations (To Owners)
-  = Existing Home



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| | |
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| Client Address : | 12 IRIS STREET, FRENCHS FOREST 2086 |
| Client No. : | DAV 0423 02 DA |

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Signed..... Date: Thursday, 1 June 2023

Client's signature

Signed..... Date: Thursday, 1 June 2023

Client's signature

| | | | |
|-----------------|------------------------------------|---------------|-------|
| Drawing Title : | GROUND FLOOR PLAN | | |
| Project Name : | First Floor Addition | | |
| Architect: | Your Style Designer Home Additions | | |
| Status : | DA STAGE | Scale : | 1:100 |
| Plot Date : | Thursday, 1 June 2023 | Drawing No. : | 5 |
| File Location: | DAV 0423 02 DA.pln | | |

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|---|
| - |
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| - |

First Floor Addition

- External walls - James Hardie
- Roof - Flat concrete Linea tiles
- Windows - Aluminium

FIRST FLOOR ROOF TO HAVE GUTTERS WITH DOWNPIPES AND SPREADERS ONTO EXISTING LOWER ROOFS.

REPITCH ROOF FROM GABLE TO HIP ROOF WHERE SHOWN

- = To Your Style (proposed alterations)
- = Proposed Alterations (To Owners)
- = Existing Home



northern
beaches
council

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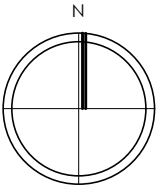
FIRST FLOOR PLAN

WINDOWS AND EXTERNAL GLAZED DOORS TO
8.2 OF THE NCC

DEMOLISH EXISTING 1ST FLOOR ADDITION, CAP
OFF PLUMBING AND REMOVE EXISTING STAIRS.

INSTALL NEW STAIR INTO SAME POSITION OF
EXISTING STAIR - STAIR AND STAIR AREA WORK
AS PER QUOTE.

HARDWIRED AND INTERCONNECTED SMOKE
ALARM TO BE INSTALLED, POSITION TO BE
DETERMINED ONSITE BY ELECTRICIAN TO BE
COMPLAINT WITH PART 9.5.1 OF THE NCC



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Client Name : STUART & NERIDA DAVIES

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Drawing Title : FIRST FLOOR PLAN

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

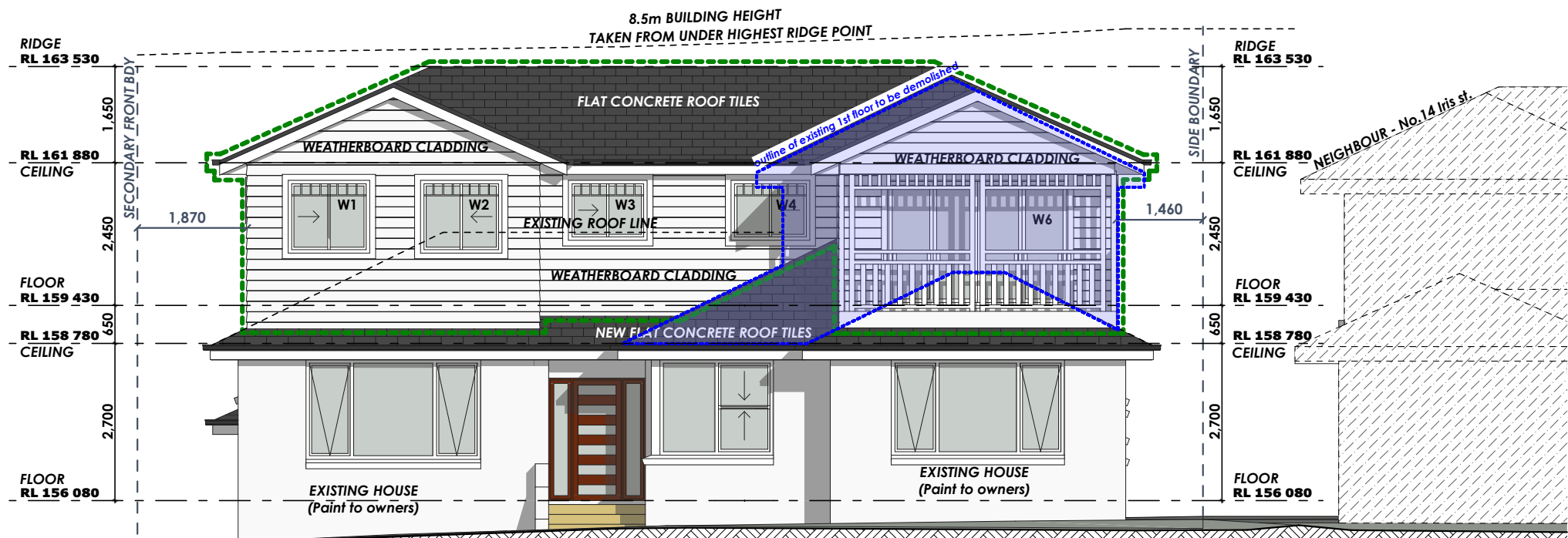
Status : DA STAGE Scale : 1:100

Plot Date : Thursday, 1 June 2023

File Location : DAV 0423 02 DA.pln Drawing No. : 6

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ELEVATIONS (NORTH & SOUTH)



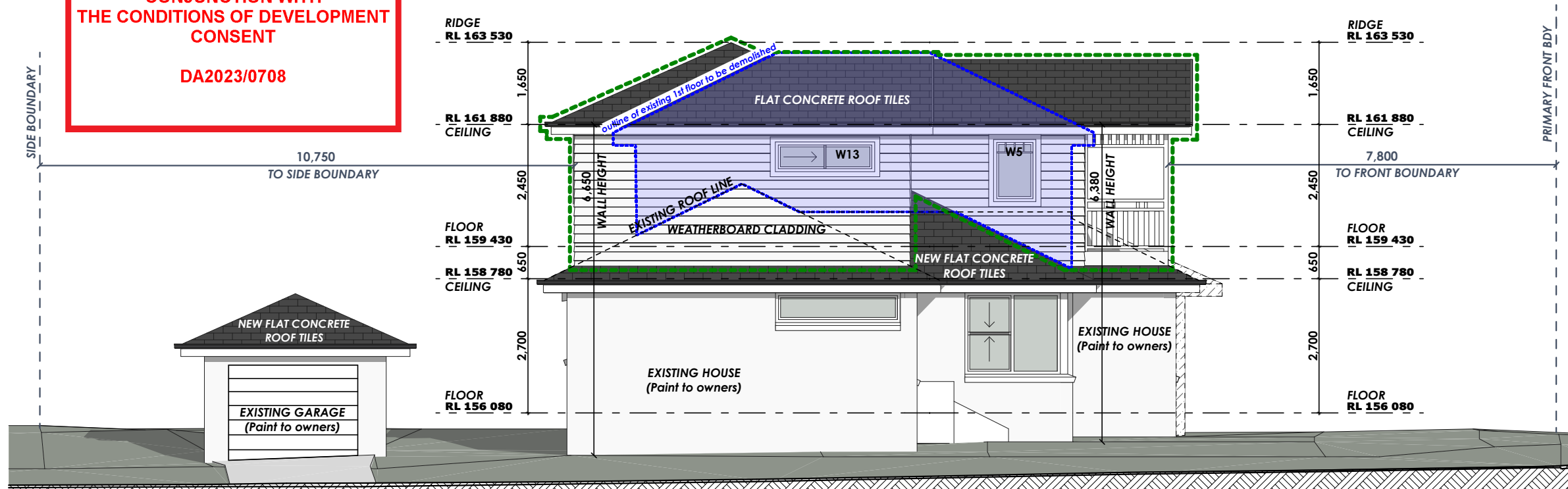
SOUTH ELEVATION (PRIMARY FRONT ELEVATION)

1:100

 northern beaches council

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WEST ELEVATION (SECONDARY FRONT ELEVATION)

1:100



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Client's signature

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|-----------------|------------------------------------|---------------|-------|
| Drawing Title : | ELEVATIONS | | |
| Project Name : | First Floor Addition | | |
| Architect: | Your Style Designer Home Additions | | |
| Status : | DA STAGE | Scale : | 1:100 |
| Plot Date : | Thursday, 1 June 2023 | Drawing No. : | 7 |
| File Location: | DAV 0423 02 DA.pln | | |

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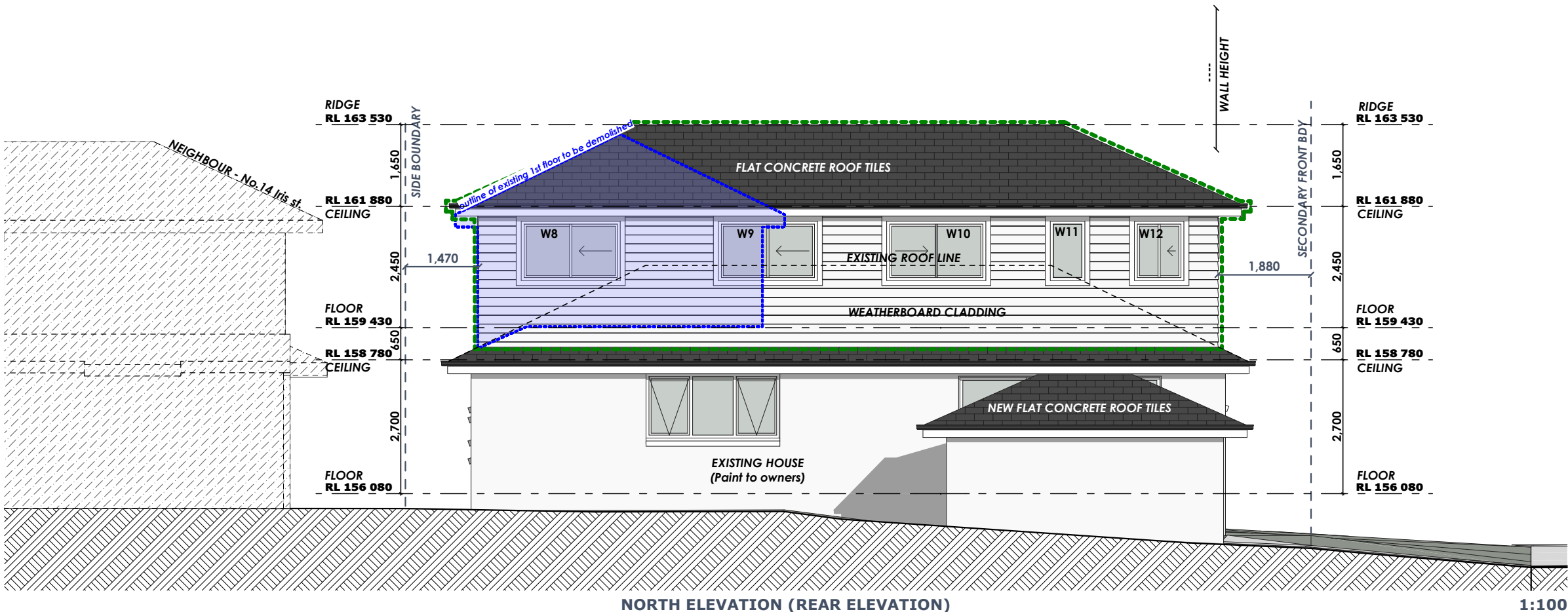
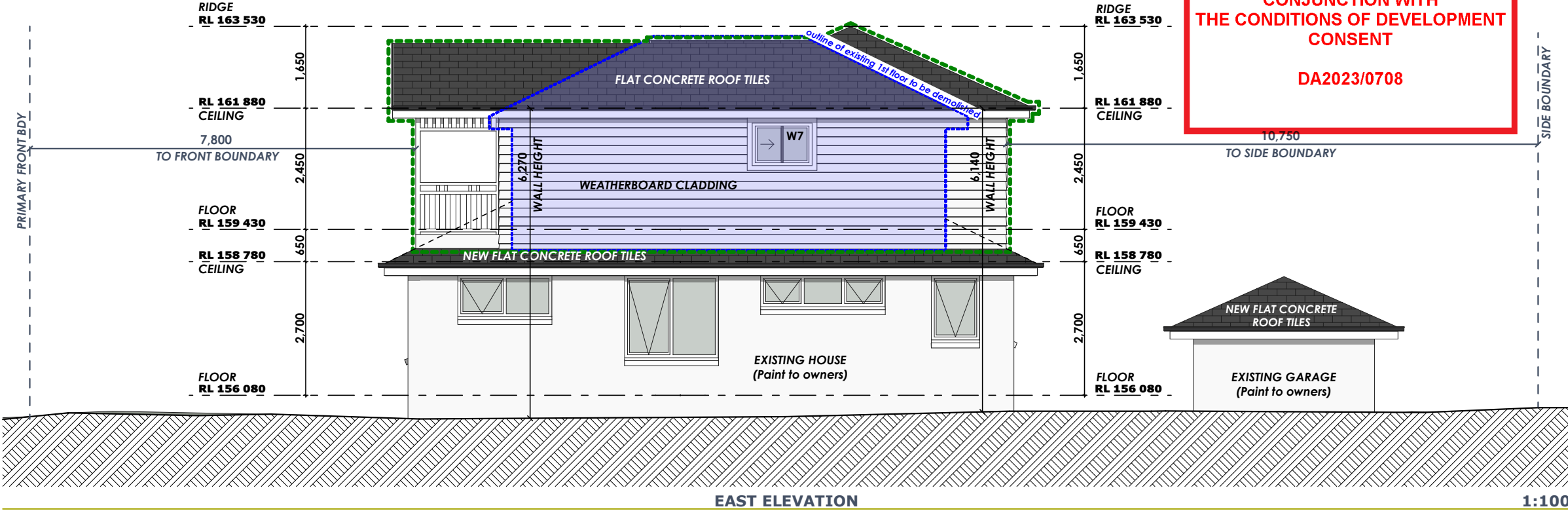
ELEVATIONS (EAST & WEST)



northern
beaches
council

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CONSENT

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Signed..... Date: Thursday, 1 June 2023

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| | | | |
|-----------------|------------------------------------|---------------|-------|
| Drawing Title : | ELEVATIONS | | |
| Project Name : | First Floor Addition | | |
| Architect: | Your Style Designer Home Additions | | |
| Status : | DA STAGE | Scale : | 1:100 |
| Plot Date : | Thursday, 1 June 2023 | Drawing No. : | 8 |
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SECTIONS (A-A & B-B)

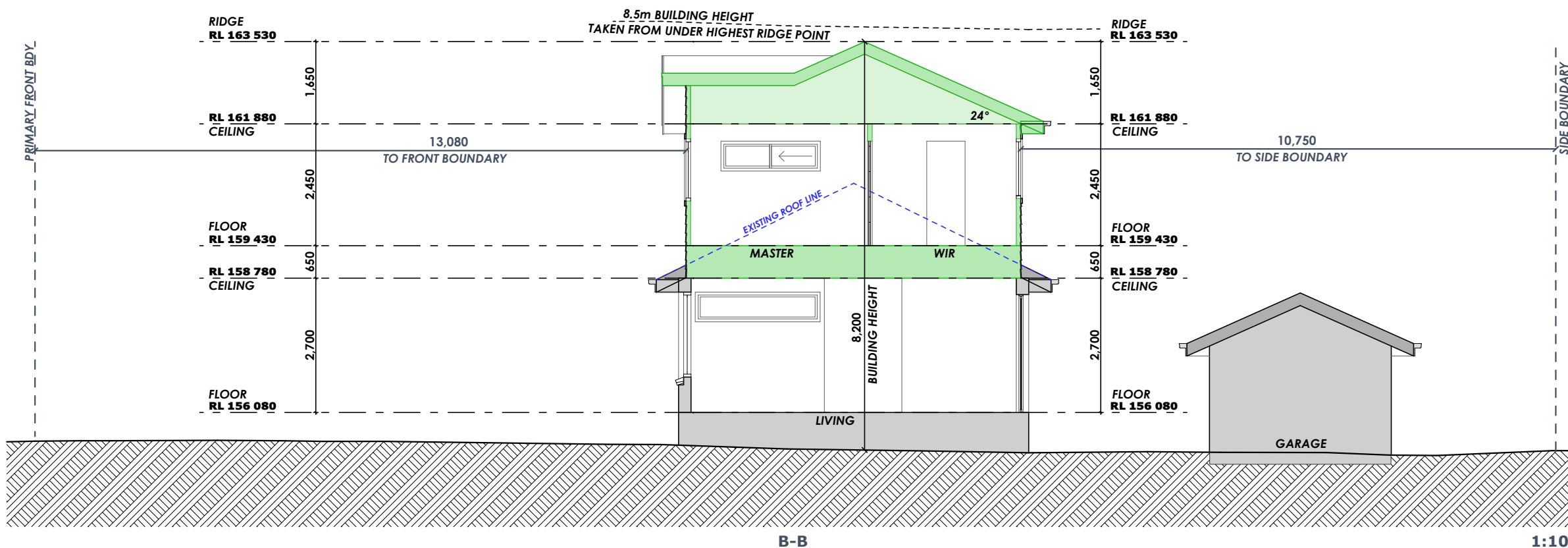
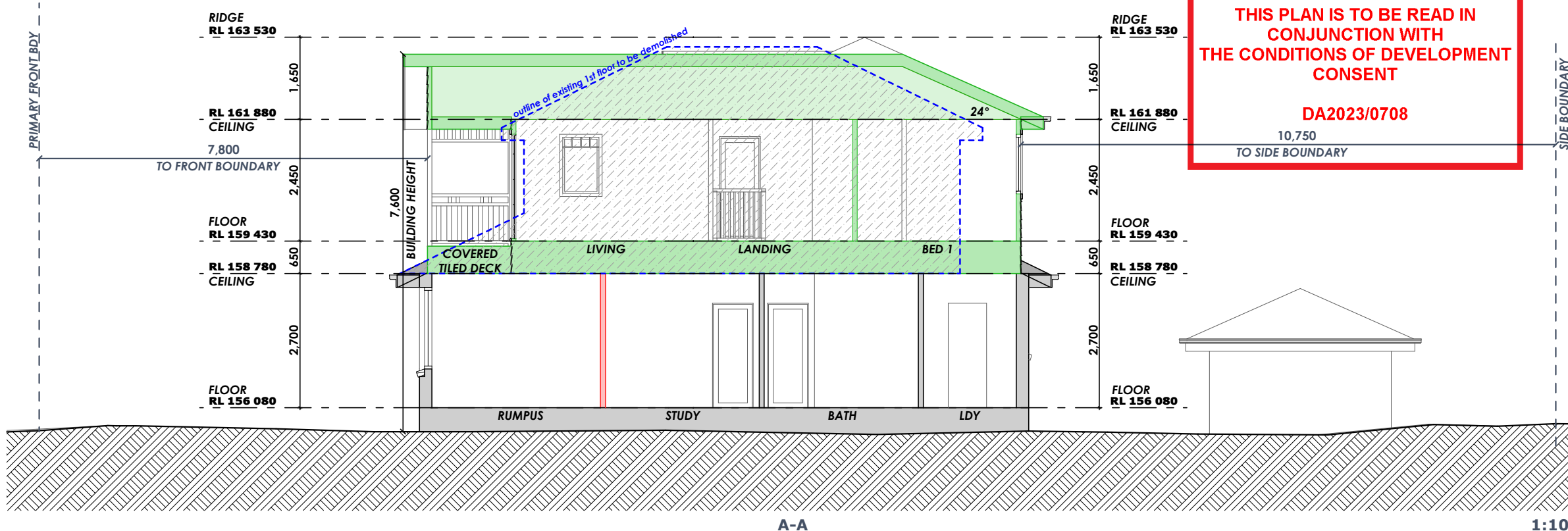


northern
beaches
council

**THIS PLAN IS TO BE READ IN
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DA2023/0708

10,750
TO SIDE BOUNDARY



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Signed..... Date: Thursday, 1 June 2023

Client's signature

| | | | |
|-----------------|------------------------------------|---------------|-------|
| Drawing Title : | SECTIONS | | |
| Project Name : | First Floor Addition | | |
| Architect: | Your Style Designer Home Additions | | |
| Status : | DA STAGE | Scale : | 1:100 |
| Plot Date : | Thursday, 1 June 2023 | Drawing No. : | 9 |
| File Location: | DAV 0423 02 DA.pln | | |

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SECTIONS (C-C & D-D)



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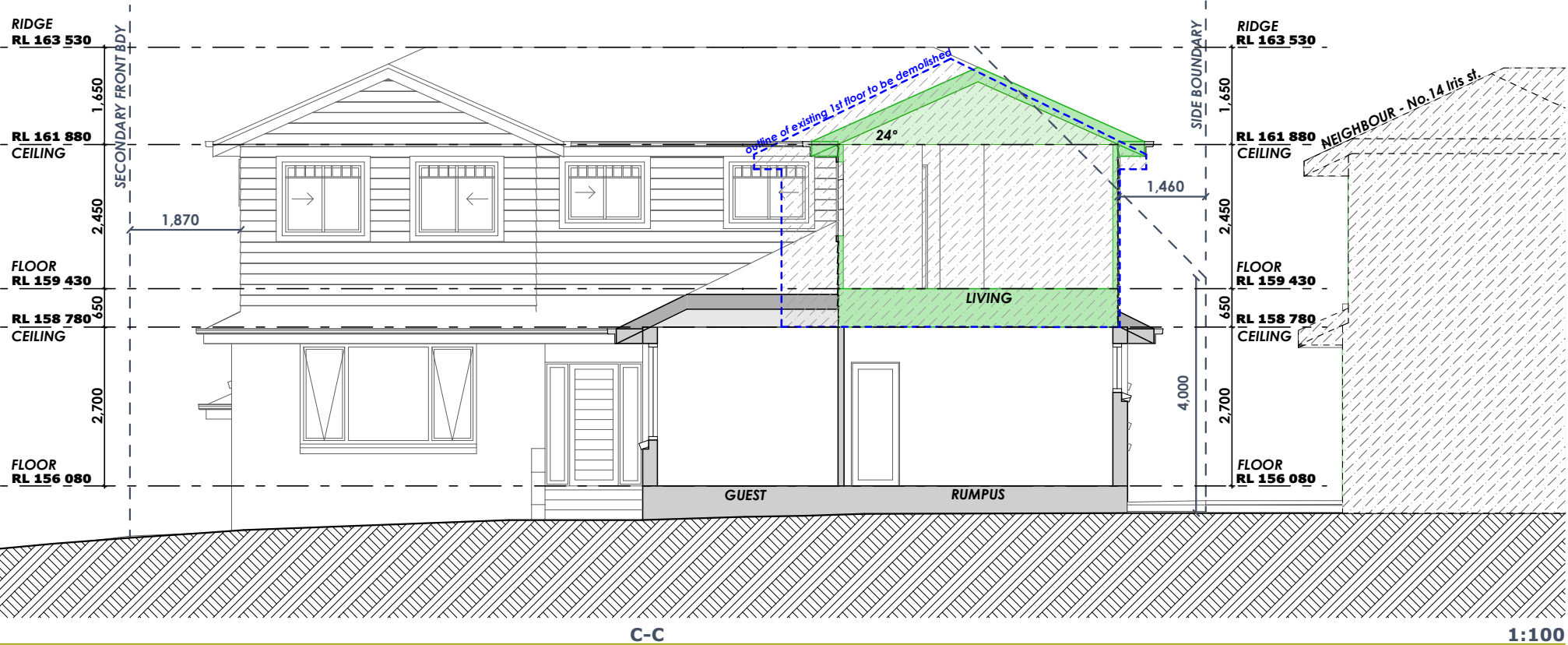
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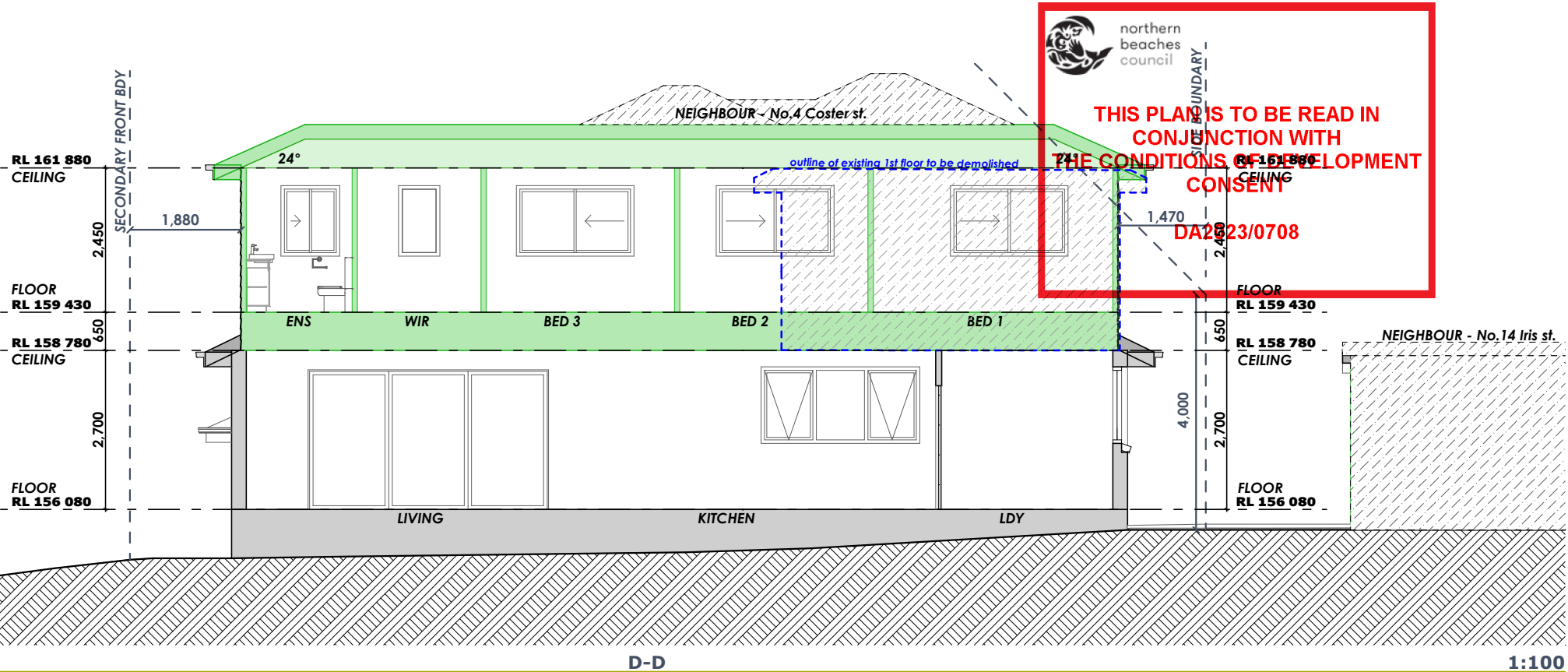
| | | | |
|-----------------|------------------------------------|---------------|-------|
| Drawing Title : | SECTIONS | | |
| Project Name : | First Floor Addition | | |
| Architect: | Your Style Designer Home Additions | | |
| Status : | DA STAGE | Scale : | 1:100 |
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| File Location: | DAV 0423 02 DA.pln | | |

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C-C

1:100



D-D

1:100

| | | | | |
|------------------|-------------------------------------|--|-----------------------|--------------------------|
| Client Name : | STUART & NERIDA DAVIES | Drawing Title : | SCHEDULE OF FINISHES | |
| Client Address : | 12 IRIS STREET, FRENCHS FOREST 2086 | Drawing No. : | 23 | DRAWINGS NOT TO SCALE |
| Client No. : | DAV 0423 02 DA | Plot Date : | Thursday, 1 June 2023 | |
| Project Name : | First Floor Addition | PO BOX 1183 • DEE WHY 2099 TEL : 9938 5611 FAX : 9938 5911 EMAIL : sales@yourstyle.com.au WEB : www.yourstyle.com.au | | |
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| | |
|----------------|-----------------------------|
| EXTERNAL WALLS | DULUX - SNOW SEASON QUARTER |
| FASCIA | DULUX - LEXICON QUARTER |
| EAVES | DULUX - LEXICON QUARTER |
| GUTTERS | COLORBOND - MONUMENT |
| DOWNPIPES | COLORBOND - OFF WHITE |
| ROOF TILES | CHARCOAL GREY |
| WINDOWS | PEARL WHITE |



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